

COALINGA REGIONAL PLAN

ABOUT THE REGIONAL PLAN

UNIVERSITY OF CALIFORNIA

The Regional Plan is an official statement adopted by several governmental bodies as their policy guide concerning desirable future development. It is a 20 year plan, which means that it is a plan for how the Region might appear 20 years from now if the changes recommended are followed.

The plan area is in the southwestern part of Fresno County. Its boundaries are roughly delineated as follows: The Fresno-Kings County line to the south, the Fresno, Monterey, San Benito County lines to the west, Joaquin Ridge to the north and Interstate 5 to the east. These lines relate to district boundaries, natural and political boundaries.

Two major public investments have made it obvious that a Regional Plan is necessary. These are Interstate 5, and the multiple investment (Federal, State, District and City of Coalinga) in water supply for irrigation, municipal and industrial purposes. (This represents a capital outlay of approximately \$50,000,000.)

Prior to these public investments the economy was based on grazing, extensive dry and irrigated farming, oil and gas production and transport, and mining. Water and transportation will, in all likelihood, add the following to the base: services to the traveling public, tourism, intensive farming, a greater development of more natural resources, storage and processing of agricultural products and extracted minerals, and new manufacturing and service industries based on location. Clearly the area will change from one of slow decline to one of growth. These new basic industries will require services and goods for themselves and their employees. At present it is thought that each job in the basic industries generates a population of 10 people. If this ratio holds, 1,000 new jobs in the new base industries will create a new population of 10,000 people and a total population of more than 16,000 by the year 1980. These assumptions form the basis for this plan, i.e. that the factors just described will in fact come to pass and bring about a tremendous increase in population.

This type of growth can cause more than "growing pains". It can cause economic loss to some. Higher taxes and service charges may be needed to support increased public expenditure. New growth can also cause other problems, such as the indiscriminate use of land, noise, pollution, destruction of wildlife, need for a wider variety of housing, and a need for more open space for public use. Developmental guidelines are needed to minimize these problems.

These guidelines consist of the following elements which are a part of the Regional Plan:

- | | |
|-------------------|---------------------------------------|
| 1. Land Use | 6. Noise |
| 2. Housing | 7. Safety (Fire and Geologic Hazards) |
| 3. Seismic Safety | 8. Circulation and Transportation |
| 4. Conservation | 9. Scenic Highways |
| 5. Open Space | |

Written conclusions developed in the elements were synthesized in a visual form. The product is the Regional Plan map which summarizes proposals and generalizes locations and land use regulations.

The entire plan, including the elements, is based on the statement of principles which follows.

The Pleasant Valley is one of the few sheltered areas on the west side of the San Joaquin Valley. It is unique in that it is virtually fog free and seldom has winds of any significance. The San Joaquin Valley, however, is noted for its long, tiresome winter fog and west side winds. The higher Pleasant Valley is sheltered by mile high mountains to the north and west. The eddying air currents seem to cause a thermal condition which

breaks through the San Joaquin Valley inversion layers. Air pollution and resultant respiratory and eye irritation are almost nonexistent.

The development of heavy industry is now possible as a result of the recent completion of Interstate Highway 5, and the San Luis Canal and Coalinga Canal. Without this new water and freeway system, industrial development was not possible. The encroachment of heavy industries in the Pleasant Valley could pollute the air, water and general living conditions. *The primary principle of the plan is to protect the Pleasant Valley from pollution.*

To strike a balance between the need for economic stability through the growth of heavy industry and protection of the Pleasant Valley for the comfort of its residents, the Regional Plan calls for a major industrial site outside the Pleasant Valley. The location is northeast of the Gujarral Hills just on the outskirts of the valley, at a site located between Phelps and Palmer Avenues, where Interstate Highway 5 crosses El Dorado Avenue. Land has already been acquired for construction of an interchange at that crossroads at a later date. Adjacent to this site is the Southern Pacific Railroad spur line, and nearby are the major gas, oil and electric transmission lines of California. Also provided in the plan is a cargo port at the industrial site to enable shipping of perishable local crops and other commodities to market by air, as well as by truck and rail.

The mountains above the Pleasant Valley are rich in minerals of national importance. The valley floor is underlain with the only state and federally approved concrete aggregate on the west side. It is natural that these basic resources will be used and that processing and manufacturing plants will wish to locate near these resources. *A second principle of the plan is not to suggest that these plants be banned, but that if they must locate next to the resource, extra safeguards to the environment be planned into their development.*

The City of Coalinga would be the central point of the area utilizing within the framework of the community appropriate services such as schools, parks, shops, libraries and hospital facilities, as well as residential development of families of industrial workers. As population growth warranted, all facilities would expand to meet the required needs.

The third principle of the plan is to keep the cost of government, services and retail goods down by adding on to what is already in existence. Fortunately the City is well located to serve the residents of the west side and especially southwest Fresno County. It is recognized, however, that the traveling public on I-5 will need specialized services at the Freeway Interchanges. These interchanges as well as the cargo port industrial park will be considered as work stations and will not contain residential areas.

The general view from the roads of the regional plan area is an uncluttered one. Most roads are free of signs and power and telephone poles. There are few residences adjacent to the roads outside the City limits. Broad panoramic views of the mountains, valley and sky are nearly continuous along the rural roadways. *The fourth principle is to protect and enhance scenic values.*

The general plan calls for a 5 and a 20 year plan. The object of this is to encourage growth from central points outward. The old-style 25-year plans seemed to cause leap frog development. This resulted in higher governmental cost, disjointed drainage systems and awkward assessed values of intervening lands. This outward growth plan, of necessity, will call for predetermined facility easements and facilities to allow long range development. This is especially true of the cargo port industrial area. The area will, by definition, need to be master planned.

LAND USE ELEMENT

This Land Use Element is a part of the Coalinga Regional Plan. Preliminary proposals from the other elements have been integrated with new material for an assessment of future land requirements. The end product demonstrates how development should proceed in a way that will best fit and enhance the Coalinga Region.

The Element consists of several sections. It begins with a set of goals which are the guidelines for land development. Next the various uses are categorized, and brief comments regarding the extent of the current use are made. The direction future growth will take is projected, and proposals are made supporting or redirecting this growth. Decisions made in this final step are reflected in the Regional Plan. The last section is a procedure for implementing the Plan.

Most future development in the plan is phased. Phase I refers to areas for immediate development. Criteria for this designation include proximity to the core--to allow for orderly growth and the existence of on-site utilities--to provide essential services. In most cases Phase II development is dependent on the completion of Phase I. However, Phase II can take place out of sequence.

GOALS

The principles which have been adopted by the Coalinga Planning Commission and City Council for the Coalinga Region apply equally to the Land Use Plan. It is from this foundation that more detailed goals have been established. Each level of policy making will form the basis for subsequent, more specific, policy decisions.

1. TO PROVIDE FOR THE ORDERLY GROWTH OF THE COALINGA REGION

One of the major purposes of the plan is to anticipate future space requirements for all land use classifications. This recognizes the demand by existing uses for additional space to expand and considers the introduction of new uses. On the basis of these demands land may be allocated for the various uses. The allocation is generally predicated by a central core development concept in which the City of Coalinga is the central area from which Regional growth emanates.

2. TO ALLOW FOR FUTURE MODIFICATIONS AND CHANGES IN LAND CLASSIFICATIONS WHERE THE LAND IS CURRENTLY BEING USED FOR PURPOSES WHICH WILL BECOME UNECONOMICAL, ILLEGAL OR OTHERWISE OBSOLETE

Restrictions on the land are to be tempered with the knowledge that life is in process. The annual evaluation is geared to artificially suspend this process for program revision. However, the subtleties of land use require a built-in flexibility. This flexibility is reflected in the discussion under several of the land classification headings.

3. TO RECOGNIZE THAT SINCE POPULATION PROJECTIONS ARE ESSENTIALLY A PREDICTIVE TOOL SUBJECT TO CHANGE, THE PLAN SHOULD BE FLEXIBLE ENOUGH FOR THE LAND TO ACCOMMODATE A GREATER OR SMALLER POPULATION

This kind of elasticity is provided by the alternatives and phasing explained in the text.

4. TO SUBJECT ALL LAND USE DECISIONS TO DATA IDENTIFYING THE PHYSICAL LIMITATIONS OF THE LAND

Critical land factors include areas susceptible to flooding, subsidence, fire, soil erosion, shrink-swell, landslides and faults, where slope is a hazard and/or where water and sewer availability is a problem.

Severe soil conditions impose limitations on construction which often require costly and continuous maintenance practices. Physical development in these areas should be curtailed.

Flood plain lands, areas subject to periodic flooding and consequent sediment deposits, are unsuitable for development.

5. TO ACCOUNT FOR THE MANY CONFLICTS WHICH EXIST BETWEEN LAND USES AND TO ESTABLISH PRIORITY USES.

Obvious conflicts could exist among underground, surface and air rights. All uses already in existence should be allowed to run out their duration. Thereafter, uses which promote the plan principles should have priority.

6. TO APPRECIATE THE MULTIPLE USE ASPECT OF THE LAND

Many uses compliment and accent one another and are therefore appropriate to the same area.

7. TO INCREASE AESTHETIC PLEASURE AND PROTECT SCENIC VALUES

A rich variety of colors, patterns and native sounds have been identified in the Open Space and Conservation Elements. These are some qualities which have made the valley attractive in the past. The uncluttered, natural atmosphere will continue to play an important role in the future, especially as more and more people look for an alternative to dense urban environments. It is the intention of the Land Use Plan to foster these values for the enrichment of life in the Region.

8. TO BE CONSISTENT WITH OTHER PLANS RELATING TO THE REGION

Throughout the text there are references to other elements of the Coalinga Regional Plan and to various master plans which relate to the area. This consistency contributes to the validity of the Land Use Element.

It is recognized that a hierarchy of plans exists which enjoins that the greater the area incorporated and the higher the level of legislative approval, the more imperative is the imposition of that plan on lesser plans.

RESIDENTIAL

In 1970 there were 7,109 people in the Coalinga Region.¹ Approximately eighty-seven percent (6,161) of these people lived in the City of Coalinga. This population imbalance is partially related to the fact that underground water supply within the Pleasant Valley Water District is not suitable for human consumption. Consequently few people choose to locate in the valley.

Within the City there is an estimated 21.85 persons per acre and 7.4 units per net acre. This is considered to be low density by the County's standards. In the Region² the densities are even lower, with less than one person and one unit per acre. It is anticipated that the density within the Region will remain low.

¹Using the Coalinga Zip Code area to define the Region.

²Using the Census-County Division.

Lot densities rather than acre densities are used to distinguish residential types in the plan. "Rural Residential" provides for the development of single-family residential estate-type homes in a semi-rural environment. Single-family houses are classified as "Low Density", and duplexes, multifamily housing and trailer parks are identified as "Medium Density." Currently single-family units predominate.

One of the greatest problems with the low-density pattern is that given an excessive amount of open land (which is the case in the Coalinga Region), residential development can scatter in all directions. Sprawl has a detrimental effect on both the economy and the aesthetics of the Region by spiraling public costs for services and reducing useable open space.

The Plan is designed to counteract sprawl. Residential development is phased so that growth, in the early stages, is concentrated within the city limits.

Phase II residential areas to the north and west of the city should be part of the urban reserve, zoned Exclusive Agriculture (AE-40) until development in Phase I is sufficiently achieved.

LOW DENSITY

Low Density residential areas to be developed in Phase I are all within the proposed city limits. On the east side of the City are 10 acres east of Warthan Street and approximately 6 acres north of East Cherry Lane. Land on the west side of the City encompasses two 17 acre parcels between Joaquin Street and Monterey Avenue and a 25 acre parcel stretching from Coalinga Street to Monterey. Some single-family units are planned for 40 acres situated west of Elm Street and south of Polk.

Based on the established priority of agriculture and open spaces, and the inherent characteristics of the land, only the area west of the City has been considered for residential purposes in Phase II. Within this generalized area a large block of land immediately northwest of the City has been disqualified due to its potential for flooding. Approximately 1340 acres remain available for development. Growth in this area should be outward from the existing city limits.

MEDIUM DENSITY

Plans for Medium Density development include some conversions from other existing uses. Approximately 30 acres in the southwest sector of the City are available for a trailer park and multiple-family housing. All Medium Density development is incorporated in Phase I.

No attempt has been made to distinguish the exact ratio of single-family and multiple-family units. The approach has been to provide ample room for both uses and allow a flexibility for conversion.

RURAL RESIDENTIAL

Due to the character of the terrain and the problems of urban runoff in the area immediately west of town, approximately 1300 acres of land has been designated Rural Residential (estate-type densities). Another 100 acres is located east of Highway 33 near the airport. Recreation is seen as a secondary activity for these areas.

Development in other outlying rural areas will be limited by the availability of water and sewer utilities, the stability of soils, soil permeability rates, shrink-swell, subsidence, flood plain zones, and possible conflicts with agricultural or industrial uses. Subdivision suitability will be determined on a case-by-case basis.

TRADE AND SERVICES

Nearly all of the business and service activities in the Region are concentrated in downtown Coalinga. Most retail trade activities are contained within the core, a block formed by Sunset, Polk, and Hayes Streets, and Van Ness Avenue. Some linear development has occurred outside the core along Highways 33 and 198. Commercial activity out-

side the city limits is restricted to the infrequent occurrence of convenience stores. These dot the Region along major transportation arteries and where there are small conglomerations of population.

The emphasis of the core as a center for commercial activity was increased by the creation of the Coalinga Plaza. One of the primary functions of a mall is to capture and retain the purchasing power of the surrounding area. It is obvious that this is only one way of centralizing activity and that by itself it may be an ineffective method. One of the major thrusts of the plan is to centralize development and growth.

The plan calls for the following two types of commercial activity: General and Limited. "General Commercial" refers to areas providing a wide range of commercial activities. This classification includes the core of Coalinga, freeway commercial and commercial uses at the proposed Industrial Park. The intention is to encourage a wide variety of commercial uses to intermingle in a limited but intensely developed area. The area should be central to the population it is servicing.

It is recommended that the Central Trading District ("C-4" under Section 220 of the Coalinga Zoning Ordinance) be broadened to accommodate most of the uses permitted in the General Commercial District ("C-5" under Section 221.1 of the Coalinga Zoning Ordinance).

"Limited Commercial" indicates more specific and solitary activity. The General Commercial District (C-5) would more appropriately be called "Limited Commercial". The permitted uses list should be refined. The following list, taken from the General Commercial District of the Coalinga Zone Ordinance, suggests uses to be incorporated in the Limited Commercial Zone.

- A. Retail Stores
 - 1. Automobile sales with incidental repair and service (any repair to be conducted within an enclosed building).
 - 2. Boat sales
 - 3. Greenhouse
 - 4. Hardware store
 - 5. House trailer sales
 - 6. Ice storage (such storage house shall be limited to five (5) ton capacity)
 - 7. Machinery sales
 - 8. Model home display
 - 9. Monument and tombstone sales, retail only
 - 10. Plant nursery
 - 11. Restaurants*
 - 12. Retail poultry and rabbit sales, with incidental slaughter and dressing
- B. Services
 - 1. Animal hospital (no kennel, except for animals under treatment)
 - 2. Automobile re-upholstery
 - 3. Communications equipment building
 - 4. Drive-in restaurant
 - 5. Gymnasiums
 - 6. Plant nursery
 - 7. Radio and television repair
 - 8. Service station
 - 9. Super service station
 - 10. Storage garage
 - 11. Utility distribution substations
 - 12. Veterinarian
- C. Recreation
 - 1. Bowling alleys
 - 2. Clubs and lodges
 - 3. Driving ranges
 - 4. Fairgrounds
 - 5. Fishing and fly casting ponds
 - 6. General commercial amusements
 - 7. Miniature golf courses
 - 8. Pitch and putt courses
 - 9. Pool and billiards
 - 10. Skating rinks
 - 11. Sports arena

*Not currently included in "C-5".

Other
The Conservation Element introduces the possibility of additional use areas covering fossils and non-precious gemstones. It is recommended that these uses be studied and where appropriate, conditions be established.

RECREATION

The Coalinga Region Open Space Element identifies three parks in the Region. They are Los Gatos Creek County Park, Coalinga Mineral Springs Park and the City Park.

A new park is proposed for the area between Monroe and Polk Streets west of Coalinga Street. This will provide needed recreation space for the residential areas on the west side of town.

Horseback riding is a popular recreational pastime. The Cabrillo Club, immediately southwest of town supplies stables and some enclosed riding areas. The Rural Residential use proposed for the surrounding area is functionally complimentary with equestrian pursuits. Recreational subdivisions and planned unit developments are encouraged as these open more land for recreation.

Tentative plans call for bridle and bike paths in the flood plain zones. It is possible that a small pond could be created in conjunction with flood protection due east of the city limits.

There is an additional proposal for a lake extending east from Calaveras Avenue between the Southern Pacific Railroad tracks and Highway 33. These plans would provide needed recreational benefits since there are no public fishing or boating areas within the Region. It is possible that the lake could be one of a series which would also serve as a tertiary sewage treatment system. Oilfield water could form a salt lake for boating. Another proposal would capture runoff from the City and the mountains for fishing. Wash water from the gravel operation could also be used as a resource for a fishing lake. Contract water from the Pleasant Valley Irrigation District could be ponded by a pump-storage generating system at a high level and then run back through the chain of lakes.

Approximately 350 acres at the east end of the lake is proposed as a recreation area which will compliment the water uses. This is a section of Guijarral Hills which could become a significant visual focus if planted with greenery. This is a Phase II project.

The Element also identifies the need for an off-road recreational vehicle area. As yet, no particular site has been designated. Several possibilities include Kettleman Hills, the New Idria area and Cievro Hills.

Currently there is one golf course in the Region. It is eight miles east of the City. The plan calls for a new golf course immediately northeast of the City. This would be a buffer zone between the municipal airport and mining activities and the residential areas. Another appropriate location would be near the proposed pond.

FLOOD PLAINS

The creeks and washes which drain the eastern slope of the Coast Range have built up large alluvial fans that extend almost to the valley trough. Stream flow is dissipated on these fan reaches. Sediment produced through erosion in the watershed is deposited on the lower lying lands. In addition to the sediment and debris, the valley lands, particularly stream bed areas, are vulnerable to flooding.

The only flood control on these streams is the Warthan Creek Flood Control Channel. Current plans include channel improvements, percolation and silt collecting basins. Land is available for a pond from city runoff at the confluence of Warthan and Los Gatos Creeks. A large lake at the confluence of Los Gatos and Jacalitos Creeks could provide recharge water, recreational uses, cooling water for power generation and/or water for fish and wildlife. This lake would have to be fed by supplemental water from the Coalinga Canal.

Development in the flood plain should be limited. Flood plain zoning along the streams east of the foothills should be required. This is particularly feasible for the Coalinga Region because of the present low-density development which would require few changes in the existing structural development.

MULTIPLE USES

In addition to the subcategories above, there are also complementing and multiple use aspects of open space lands. Watershed and grazing (which with reasonable animals per acre densities are completely compatible) and agriculture are primary uses. Other uses are secondary, multiple uses. Land for a wildlife habitat is a significant secondary use (see Conservation Element). In the Coast Range, public lands under the auspices of the Bureau of Land Management have been declared to be for multiple use purposes although the primary use is grazing.

One of the important multiple uses is as watershed land. All of the Coast Range is watershed land on which intermittent creeks and washes head up and drain the eastern slope. There is both accelerated and geological erosion taking place throughout the watershed which makes the Coast Range generally unsuited for development. Density and intensity of development should be related to soil conditions. Grazing, wildlife and recreational purposes are the best uses for this area. Residential development should be limited to the valleys or plateaus.

The multiple use aspect of these lands should not be misused. The uses exist in a homeostasis which is important to maintain. In determining the highest potential of areas designated for open space, more restrictive zones have been incorporated in the plan. Small parcels are both uncommon and uneconomical on the West Side. It is recommended that the cultivated agricultural land be zoned AE-40 (minimum lot size 40 acres). Due to the unstable soil conditions in the foothills, the importance of the area as watershed and other critical land factors (listed under Residential Land Use), activity in the foothills should be even more limited. A minimum lot size of 40 acres (AE-40) is recommended, although any physical development should require a geological survey.

IMPLEMENTATION

The completion of a Land Use Element is only the first step in the planning process. After the Element has been developed, a structure for implementation should be established. The following is a list suggesting some components for this structure.

- 1. Additional effort will be needed to refine and improve on the Element. Time should be set aside for periodic review.
- 2. The land use plan is essentially a set of advisory proposals. Its acceptance and adoption by both the City and County is critical to its potential influence.
- 3. Any changes in current policy should be incorporated in the plan. The review of use guidelines for Interstate 5 could have an immediate impact on the plan. Similarly, the completion of the Fresno County Regional Plans for Open Space and Land Use may also affect the decisions made in this plan.
- 4. Intergovernmental cooperation should be fostered so that there can be a flow of information and a consistency in decisions.
- 5. The effectiveness of the plan depends on the extent to which it is understood and used by both public officials and citizens. A public education program should be formulized to inform the public of the purpose and meaning of the Element.
- 6. A number of specific plans should be developed. Included are a preliminary plan for the Industrial Park, a subdivision plan for the rural residential area southwest of the City, a plan for the flood plains zones. The zoning ordinance should be revised. A "capital needs list" should be made which would provide the following: (1) two separate priority ranking schedules for the execution of both city and county projects and (2) a list of those items which are desirable but do not appear likely to be undertaken because of financial, legal or time constraints.

12.

Stadium
13.

Swim parks, natatoriums
14.

Tennis Courts
15.

Model swimming pools (enclosed within a building or adequately protected by fencing).
16.

Auditoriums
17.

Body and fender shop, when located within an enclosed building
18.

Churches
19.

Drive-in movie
20.

Golf Driving range
21.

Hotels
22.

Ice and food products dispensing machines
23.

Lodges, clubs
24.

Motels
25.

Off-street parking lot or structure
26.

Plumbing supply, when located within an enclosed building or solid masonry wall.

The intention is to provide land for uses which require more space and vehicular access than would be possible to appropriate in the Central Trading District. Motels, restaurants, service stations and repair shops are some examples.

Since all commercial development outside the core is to be limited,the existing Commercial-Manufacturing zone (C-M) has also been reassessed. The zone suggests and incorporates two distinct uses. A better approach is to keep the uses segregated and allow a greater flexibility in other zones through conditional use permits. Retail and service uses permitted under the Commercial-Manufacturing zone should be appended to the uses permitted subject to conditional use permit in the Limited Commercial zone. (The manufacturing processing and other uses will be absorbed into the Light Manufacturing zone)

Performance standards in the new Limited Commercial zone should be made more stringent. Landscaping should be required.

Areas zoned for Neighborhood Shopping Centers, (C-1), Administrative and Professional Offices (C-P) and Commercial Recreation (C-R) and Limited Commercial are compatible with the Limited Commercial land use when located apart from one another.

GENERAL COMMERCIAL

Phase I promotes commercial uses within the City. The Regional Plan calls for downtown Coalinga to continue to be the Central Business District (CBD). It envisions an intensification of the use of the area. Full financial and retail services and some governmental and professional services for the area will be centralized here. Ultimately, commercial and public activities will occupy the entire core. This will allow ample space for commercial expansion. At that future point, which is beyond the time frame of the plan, vertical zoning might be considered. This would permit residential uses within the core.

Another Phase I activity will be the Highway Commercial developed at Highway 198 and Interstate 5 Interchange. Development of all the interchanges is controlled by County Zoning (Ordinance 490.60, Section 587.3).

The Industrial Park proposal includes plans for commercial development. This is a Phase II project and is related to the use of the Park.

LIMITED COMMERCIAL

A neighborhood shopping center which provides convenience goods and personal services is at Van Ness and Elm Streets. Additional neighborhood centers will be needed for the proposed residential areas west of the existing city limits. These will be a part of Phase II.

Rural commercial areas such as those in the canyons will be controlled through conditional use permits.

Commercial-Professional land use is provided southwest of the hospital on Washington and Sunset Streets and on the west side of Highway 33, north of West Hills Community College.

Land for Limited Commercial use is situated on both sides of Hayes Avenue immediately outside the core. The new zone is proposed for the east of Highway 33, across from the College and in the same general area on both sides of the Highway between Baker Street and East Cherry Lane. Another area is on the south side of Polk Street, generally between Garfield and Louisiana Streets.

INDUSTRIAL

Approximately 180 acres within the city limits are zoned for manufacturing. These lands are located in the southwest corner of the City (south of Polk and west of Louisiana Streets). There are no heavy manufacturing operations. Roughly seven acres are being used for light manufacturing operations. The remainder of the land is available in parcels ranging from one-half to forty acres.

The 20-year plan calls for two new types of classification for industrial development: Limited and General. It recommends the dissolution of the Commercial-Manufacturing zone. Manufacturing, processing, fabrication and other uses listed in Section 223.1 D-J and Sections 223.2 and 223.3 of the Coalinga Zoning Ordinance should be accommodated in the Limited Industrial category.

“Limited Industrial” includes the fabrication, manufacturing, assembly or processing of materials that are in already processed form and which do not create smoke, gas, dust, noise, etc. which might be obnoxious or offensive. (This is compatible with the M-1 zone district. See Section 225, Coalinga Zone Ordinance 328; Section 839 County Ordinance Code). By definition, the Limited Industrial classification is best suited for lands proximate to residential development if the land use goals are to be implemented. In comparison, “General Industrial” is less restrictive, allowing for all types of industrial use. (Compatible with the M-3 zone district. See Section 227, Coalinga Zone Ordinance 328, Section 841, County Ordinance Code.)

Since it is essential to long-term economic growth that there be enough industrial land to meet future needs, development in the Limited and General Industrial areas will be phased. Phase I areas (areas within the City) are partially developed sites or areas equipped with utilities (water, power and sewer) and transportation access which are ready for immediate development. Phase II (outside the city limits) includes those areas where a move for development would be delayed by the absence of one or more of the above amenities. Phase II will accommodate eventual industrial growth.

It is the intent of the plan to concentrate industrial sites. This is for economies of space and services, for aesthetic purposes as well as for reinforcing in action the stated importance of agriculture.

Where possible,agricultural related industries should be located in industrial sites. It is recognized, however, that for reasons of space or problems related to the product, not all such industries can be removed from an agricultural zone. These exceptions are covered by conditional use permits.

LIMITED INDUSTRIAL

Phase I includes two areas (approximately 24 acres) along Elm Street in the southwest sector of the City. The plan provides for a green buffer zone separating the area from residential uses. Another 100 acres are available at the Coalinga Municipal Airport. The five acres at Merced and Jayne Avenues are for Phase II development.

GENERAL INDUSTRIAL

Phase I locates industrial land in the southwest (approximately 17 acres) and in the northeast (approximately 21 acres) corners of the City. These areas are currently zoned M-3 but are only partially

LAND USE — ZONE DISTRICT
COMPATIBILITY MATRIX

LAND USE CLASSIFICATIONS

* Compatible

● Conditionally Compatible

+ Potentially Compatible

Zone	District Name	Residential			Industrial		Trade/ Services		Public Facilities	Open Space				
		Low Density	Medium Density	Rural Residential	Limited Industrial	General Industrial	Limited Commercial	General Commercial		Agriculture	Grazing	Mining	Recreation	Flood Plain
R-1	Single Family Residential	*					+		+				*	
R-2	Multiple Family Residential	+	*				+	+	+				●	
R-3	Multiple Family Residential		*				+	+	+				●	
T-P	Trailer Park		*				●		+				●	
C-P	Administrative and Professional Offices	+	+				*	*	+					
C-1	Neighborhood Shopping Center District		+				*		+					
C-4	Central Trading District ¹	+	+					*	+					
C-5, C-6	Limited Commercial ¹					●	*	*	+					
C-R	Commercial Recreational						*	*	+				*	●
M-1	Light Manufacturing				*	*						●		
M-3	Heavy Manufacturing					*		●				●		
AE	Exclusive Agriculture			*	*	*				*	*	●	+	*
O	Open Conservation									*	*		*	*
R-E	Recreational			+					+	+	*		*	*

¹New definition of zone

developed. Phase II provides 320 acres adjacent to the City on Phelps Avenue and approximately 140 acres east of Highway 198 (Elm Street) as natural extensions of Phase I.

The 20-year plan calls for a cargo port, industrial park and agricultural service center. The site is located between Dorris Avenue on the north and Los Gatos Creek on the south, and between the Coalinga Canal and Interstate 5.

Although the entire site has most of the necessary utilities (complete sewerage facilities are lacking) and access, Phase I is designated as an area in the northeast sector of the Park, near the El Dorado interchange on Interstate 5. It might contain a highway commercial and agribusiness center and facilities which could be expected in an industrial park and agricultural service center. A more detailed description is contained in the Preliminary Feasibility Study done by Boyle Engineering in association with Harold Tokmakian.

Industrial operations related to mining areas and requesting to locate adjacent to the area mined should be included as an additional use in the conditional use permit. The Redi-Mix concrete plant adjacent to the sand and gravel pits and the asbestos processing and bagging mill adjacent to an asbestos mine are examples of existing operations which function in this way.

PUBLIC FACILITIES

Public facilities consist of miscellaneous land and structures which are required to provide the necessary services expected of government or semi-public agencies. Included are transportation, communication and utility networks, and personal and cultural services. Networks criss-cross the entire Region while services are concentrated in the City of Coalinga, although the service areas generally cover the entire Region.

ROADS

The Transportation, Circulation and Scenic Highways Element identifies all types of circulation for people and merchandise. It should be referred to for background material and discussion of specific recommendations. In the area of Highways, the Element will impact land use with the following new road requirements.

Within City Limits:

- a. Monterey Avenue extension from Washington Street to Highway 198 (Phase I)
- b. Monroe Street extension from Coalinga Street to Monterey Avenue (Phase I)
- c. New street to cross railroad right-of-way to Southwest Coalinga, and the extension of Lucille to Merced (Phase I)

Outside City Limits:

- a. Palmer Ave. extension from Calaveras to El Dorado (Phase II)
- b. Derrick Avenue extension from Jayne to Lucille and Lucille from Highway 198 to Derrick Avenue extension (Phase II)
- c. Rebuild Phelps Avenue 550 feet north of existing location across Sections 28 and 27, and adjacent to the railroad on Section 26 (Phase II)

Grade separations should be required for all new road construction crossing the railroad.

SCENIC ROADS

Since one of the principles for the Region is "to protect and enhance scenic values," scenic roads are a significant component of the Public Facilities land use. Generally roadways which move people through areas where there are broad panoramic views of the mountains, valley and sky qualify for this category. Specific recommendations are contained in Section IX of the Transportation, Circulation and Scenic Highways Element.

Scenic overlooks and easements are also indicated in this Element, but

they must be more precisely located.

RAILWAYS

The area is serviced daily by the Southern Pacific Railroad. It is anticipated that as productivity on the Westside increases, so will the utilization of the railroad.

AIRPORTS

In addition to the municipal airport, there are several private air strips in the Region. The latter are used primarily for agricultural purposes. The municipal airport, a general utility airport, is adequate for the present time.

Phase II calls for another airport designated especially for air cargo at the Industrial Park site near Interstate 5. (See Feasibility Study Cargo Airport, Industrial Park and Agricultural Service Center.)

SOLID AND LIQUID WASTE DISPOSAL PLANTS

The existing refuse disposal sites are sufficient for the time frame of the Regional Plan.

Pesticide, oilfield waste and dangerous chemical disposal are being properly handled at two sites. Both locations have been approved by state and county officials.

Problems related to refuse are becoming more acute. From the point of view of the Region, criteria for future site selection should include a location which is not adjacent to residential areas, not subject to flooding, downwind from inhabited areas and hidden from view.

Sewerage for the City will continue to be handled at the existing site. The site may need to be expanded. Sewerage and solid waste disposal will need to be master planned for the Industrial Park area.

UTILITIES

High voltages, and high gas and oil pressures uncommon to most areas are found in the utility corridor. Care is needed to give proper recognition to the area with the thought of reducing hazards caused by crowding additional uses into the corridor.

GOVERNMENT SERVICES

There is sufficient land for city and county government offices to remain and be enlarged as necessary in the Central Business District. This is also true for the district library. It is anticipated that as the Region grows, more government operations will have extension offices in Coalinga. The maintenance of the services at points of maximum convenience to shoppers, students and the business world is imperative.

HEALTH CARE SERVICES

The need for medical care facilities remains an ongoing obligation. Until now the existing facilities appeared to be adequate. However, if full health care service is to be provided in the future, more land for expansion will undoubtedly be required. (This is available behind the existing site.) Some special considerations include the older people who are being attracted to the area and emergency care for accidents occurring on Interstate 5.

SCHOOLS

The lands owned by the schools (around 300 acres) can, through more intensive use, meet the educational needs of the area within the plan time frame. The decentralization of educational facilities is not being considered at this time.

West Hills Junior College will continue to be of importance and service to the Region.

RECREATION FACILITIES

Recreation is experienced in a variety of ways. *Indoor* recreation offers space for both casual and formal gatherings without regard for weather or time of day. Currently the primary places where people meet are the adult community center, the recreation building and the schools.

The Parks and Recreation District will need new facilities. Specific planning for the expansion has not begun. The purpose of the new center will require a wider orientation than now exists.

OTHER

Additional land for cemetery expansion will be provided by agricultural land acquisitions.

Public buildings and grounds necessary for the Industrial Park will be developed in the specific plan for that area. It is possible that additional or more accessible fire fighting facilities will be required. The location of the Oil King Station will need to be re-evaluated.

OPEN SPACE

Open space abounds in the Coalinga Region. The use encompasses approximately 400 acres within the City (zoned AE-5) and all the area outside the city limits (primarily zoned A-1). Irrigated agriculture, range land, mineral extraction sites, watershed areas, lands for recreation and public safety are all functional types of open space. All have been described in great detail in the Fresno County Regional Open Space Plan and the Open Space and Conservation Elements of the Coalinga Regional Plan.

AGRICULTURE

Agriculture is one of the largest land consumers in the Coalinga Region.

Included in the agricultural land use category are several component uses. They are cultivated agriculture, grazing and related uses. These will be discussed separately.

Cultivated Agriculture

Cultivated farm lands located in the valley area stretch from Coalinga through Polvadero Gap and into Kings County between the Kettleman and Kreyenhagen Hills. Generally all of this area is considered to be prime agricultural land (Class I soils). The farms are inordinately large in size. (More than fifty percent of the ranches exceed 5,000 acres.) Cash grains and cotton are the predominate crops.

Lands on the eastern edge of the Region which are within the Westlands Water District irrigate with underground water and supplemental canal water. Other lands depend on the groundwater supply. A question which might be raised is whether the quality of this supply is satisfactory and whether the quantity will be sufficient for the time frame of the plan. This remains a rhetorical question. The future of agriculture in the valley is at issue. This remains a rhetorical question until additional research makes more facts available.

Much of the land (including most of the area immediately to the north, east and south of the City) is under contract in the California Land Conservation Act. The ten year contract, which is automatically renewed annually, is an attempt by the State Legislature to retain valuable farm land through a tax incentive.

Often land which produces a high agricultural yield is also ideally suited for development because it is usually relatively flat and well drained and the soil is suitable for foundation support. Adverse weather, poor market conditions and loss of government contracts can move those farmers who are operating on a narrow profit margin to take land out of agriculture in favor of a more profitable use. Although large scale development does not seem to be a problem for the time frame of the plan, it may become a future consideration. Urban sprawl, on the other hand, is a constant threat where there is a goal for sequential growth.

Therefore two effective ways of dealing with sprawl are: (1) maintaining the contract lands proximate to the City and (2) zoning for large parcels.

Range Land

Sheep and cattle graze on much of the agricultural lands during the winter and range on into the canyons and foothills during the rest of the year. The fragile character of the foothills requires that even a non-physical use such as grazing be limited. Conservation guidelines, incorporating those practices recommended by the Soil Conservation Service, should be established.

This use is susceptible to the market and climatic conditions. County feed lots, which have increased in number and size, are another challenge to the open range. However, given the growing demand for meat it is probable that feed lots will supplement rather than substitute for the rangeland activity.

MINING

Areas having mineral resources are delineated in the Conservation Element (Sections 7, 8, 9, 10). The extraction of these resources is controlled by conditional use permits (CUP). Generally once a CUP has been issued, additional restrictions cannot be required.

Crude Petroleum

In 1950 an Oil Development Zone covering an area which includes the Coalinga Region was established. The purpose of this zone was to allow exploration and development of oil fields within the defined area without individual Special Use Permits (now CUP). An amendment in 1953 established an area 1,320 feet wide to the west and south of Coalinga wherein a counter permit is required for oil exploration and/or well development. This permit must be approved by the Planning Department and the Coalinga City Clerk.

With the advent of the environmental impact statement it is possible that this blanket permit may be reviewed and the ordinance changed. Even if the County does not change its procedure, it is probable that oil development will not take place indiscriminately since the Department of Oil and Gas or the Secretary of the Resources Agency may require the report.

Undoubtedly such reports will recognize that the oil gathering, storage and transmission facilities represent a tremendous investment. Within the constraints of public health and welfare, the fields' life should be extended until as much oil as possible has been removed.

As the resource is consumed, surface uses can be increased. Currently grazing complements the area. Very light residential development could be introduced as a nonconforming surface use. This will be reserved for a Phase II activity.

It appears likely that the resource in the Kettleman and Guajarral Hills fields will be so depleted by twenty years that unrestricted grazing will be acceptable. (These fields are indicated with a striped brown and green pattern on the Regional Plan to indicate that during Phase I the oil fields will be in operation.)

Minerals and Aggregate

In the cases where related uses wish to be established adjacent to existing CUP areas, the permit should be designed to minimize the objections raised in Section 10 of the Conservation Element. These "related" uses should be phased according to the life of the "primary" use.

Section 2 of the Open Space Element recommends that new and better roads to the mines be developed and used concurrently as access to public domain lands.

Rehabilitation on and reuse of abandoned sites is discussed in Section 2 of the Open Space Element.

Other

The Conservation Element introduces the possibility of additional use areas covering fossils and non-precious gemstones. It is recommended that these uses be studied and where appropriate, conditions be established.

RECREATION

The Coalinga Region Open Space Element identifies three parks in the Region. They are Los Gatos Creek County Park, Coalinga Mineral Springs Park and the City Park.

A new park is proposed for the area between Monroe and Polk Streets west of Coalinga Street. This will provide needed recreation space for the residential areas on the west side of town.

Horseback riding is a popular recreational pastime. The Cabrillo Club, immediately southwest of town supplies stables and some enclosed riding areas. The Rural Residential use proposed for the surrounding area is functionally complimentary with equestrian pursuits. Recreational subdivisions and planned unit developments are encouraged as these open more land for recreation.

Tentative plans call for bridle and bike paths in the flood plain zones. It is possible that a small pond could be created in conjunction with flood protection due east of the city limits.

There is an additional proposal for a lake extending east from Calaveras Avenue between the Southern Pacific Railroad tracks and Highway 33. These plans would provide needed recreational benefits since there are no public fishing or boating areas within the Region. It is possible that the lake could be one of a series which would also serve as a tertiary sewage treatment system. Oilfield water could form a salt lake for boating. Another proposal would capture runoff from the City and the mountains for fishing. Wash water from the gravel operation could also be used as a resource for a fishing lake. Contract water from the Pleasant Valley Irrigation District could be ponded by a pump-storage generating system at a high level and then run back through the chain of lakes.

Approximately 350 acres at the east end of the lake is proposed as a recreation area which will compliment the water uses. This is a section of Gujarral Hills which could become a significant visual focus if planted with greenery. This is a Phase II project.

The Element also identifies the need for an off-road recreational vehicle area. As yet, no particular site has been designated. Several possibilities include Kettleman Hills, the New Idria area and Cievro Hills.

Currently there is one golf course in the Region. It is eight miles east of the City. The plan calls for a new golf course immediately northeast of the City. This would be a buffer zone between the municipal airport and mining activities and the residential areas. Another appropriate location would be near the proposed pond.

FLOOD PLAINS

The creeks and washes which drain the eastern slope of the Coast Range have built up large alluvial fans that extend almost to the valley trough. Stream flow is dissipated on these fan reaches. Sediment produced through erosion in the watershed is deposited on the lower lying lands. In addition to the sediment and debris, the valley lands, particularly stream bed areas, are vulnerable to flooding.

The only flood control on these streams is the Warthan Creek Flood Control Channel. Current plans include channel improvements, percolation and silt collecting basins. Land is available for a pond from city runoff at the confluence of Warthan and Los Gatos Creeks. A large lake at the confluence of Los Gatos and Jacalitos Creeks could provide recharge water, recreational uses, cooling water for power generation and/or water for fish and wildlife. This lake would have to be fed by supplemental water from the Coalinga Canal.

Development in the flood plain should be limited. Flood plain zoning along the streams east of the foothills should be required. This is particularly feasible for the Coalinga Region because of the present low-density development which would require few changes in the existing structural development.

MULTIPLE USES

In addition to the subcategories above, there are also complementing and multiple use aspects of open space lands. Watershed and grazing (which with reasonable animals per acre densities are completely compatible) and agriculture are primary uses. Other uses are secondary, multiple uses. Land for a wildlife habitat is a significant secondary use (see Conservation Element). In the Coast Range, public lands under the auspices of the Bureau of Land Management have been declared to be for multiple use purposes although the primary use is grazing.

One of the important multiple uses is as watershed land. All of the Coast Range is watershed land on which intermittent creeks and washes head up and drain the eastern slope. There is both accelerated and geological erosion taking place throughout the watershed which makes the Coast Range generally unsuited for development. Density and intensity of development should be related to soil conditions. Grazing, wildlife and recreational purposes are the best uses for this area. Residential development should be limited to the valleys or plateaus.

The multiple use aspect of these lands should not be misused. The uses exist in a homeostasis which is important to maintain. In determining the highest potential of areas designated for open space, more restrictive zones have been incorporated in the plan. Small parcels are both uncommon and uneconomical on the West Side. It is recommended that the cultivated agricultural land be zoned AE-40 (minimum lot size 40 acres). Due to the unstable soil conditions in the foothills, the importance of the area as watershed and other critical land factors (listed under Residential Land Use), activity in the foothills should be even more limited. A minimum lot size of 40 acres (AE-40) is recommended, although any physical development should require a geological survey.

IMPLEMENTATION

The completion of a Land Use Element is only the first step in the planning process. After the Element has been developed, a structure for implementation should be established. The following is a list suggesting some components for this structure.

1. Additional effort will be needed to refine and improve on the Element. Time should be set aside for periodic review.
2. The land use plan is essentially a set of advisory proposals. Its acceptance and adoption by both the City and County is critical to its potential influence.
3. Any changes in current policy should be incorporated in the plan. The review of use guidelines for Interstate 5 could have an immediate impact on the plan. Similarly, the completion of the Fresno County Regional Plans for Open Space and Land Use may also affect the decisions made in this plan.
4. Intergovernmental cooperation should be fostered so that there can be a flow of information and a consistency in decisions.
5. The effectiveness of the plan depends on the extent to which it is understood and used by both public officials and citizens. A public education program should be formulated to inform the public of the purpose and meaning of the Element.
6. A number of specific plans should be developed. Included are a preliminary plan for the Industrial Park, a subdivision plan for the rural residential area southwest of the City, a plan for the flood plains zones. The zoning ordinance should be revised. A "capital needs list" should be made which would provide the following: (1) two separate priority ranking schedules for the execution of both city and county projects and (2) a list of those items which are desirable but do not appear likely to be undertaken because of financial, legal or time constraints.

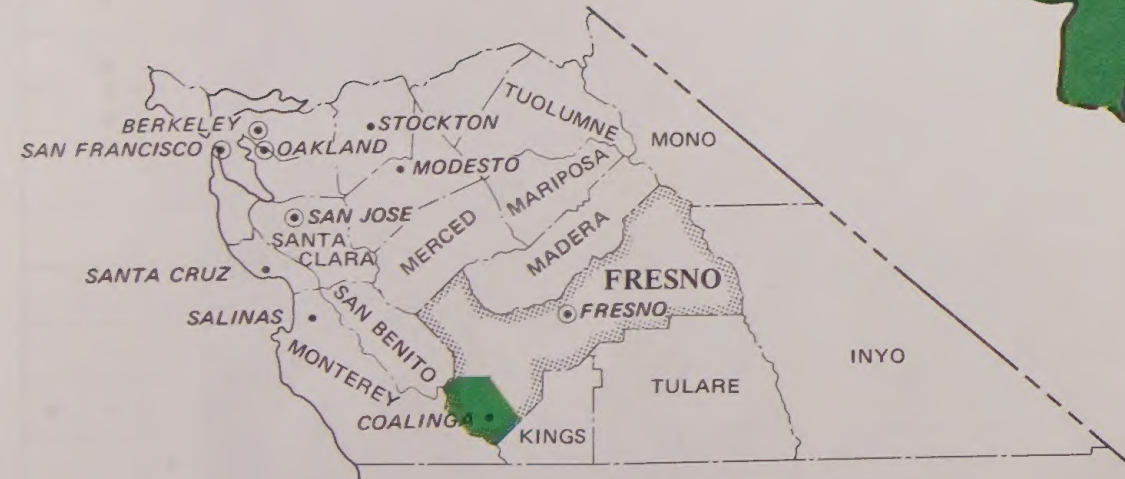
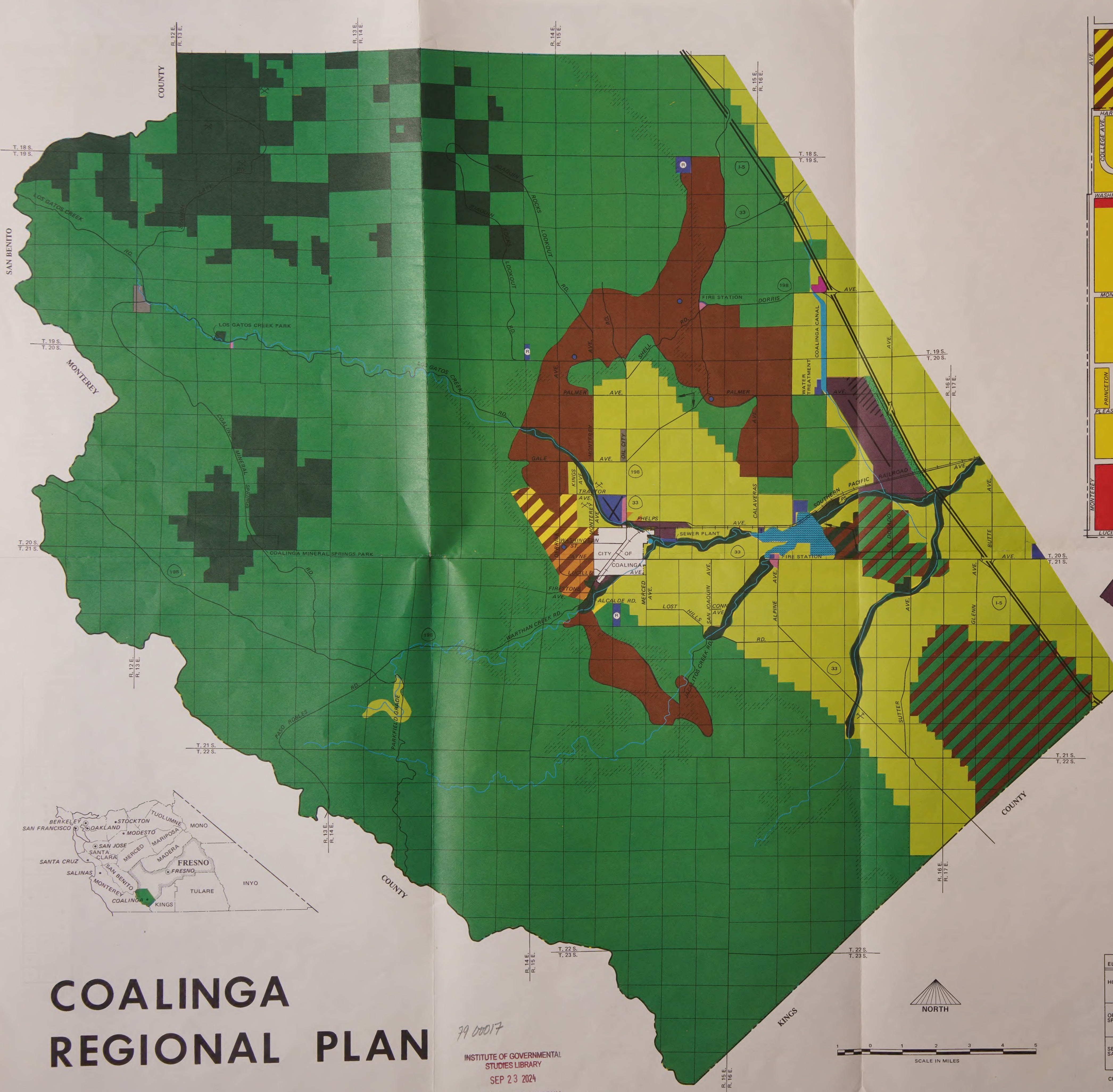
LAND USE – ZONE DISTRICT COMPATIBILITY MATRIX

LAND USE CLASSIFICATIONS

- * Compatible
- Conditionally Compatible
- + Potentially Compatible

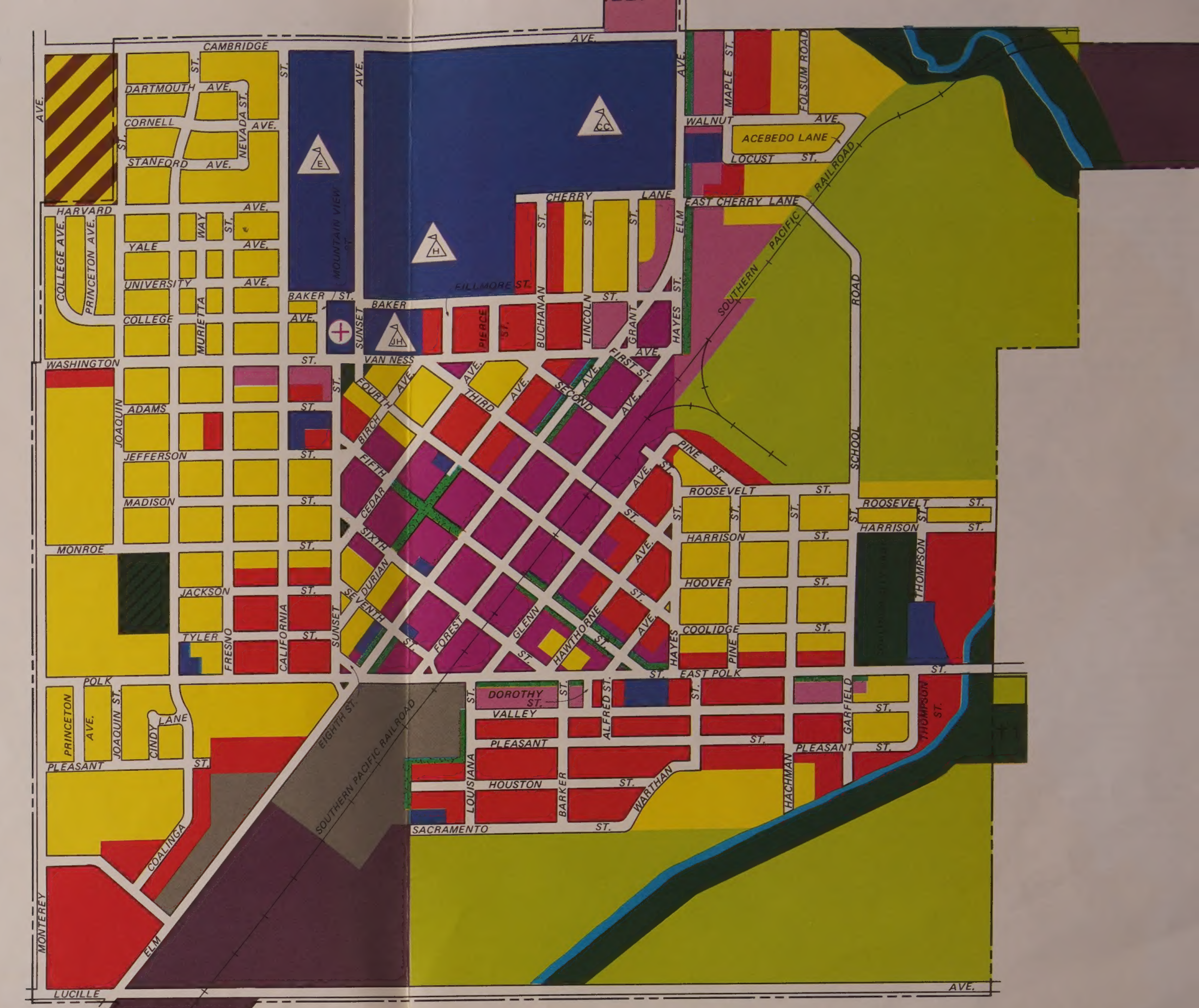
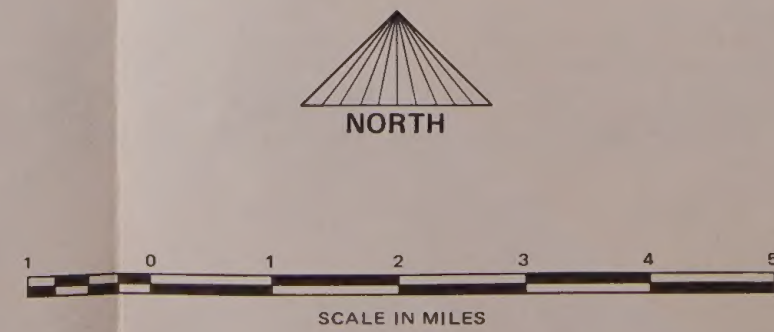
Zone	District Name	Residential			Industrial		Trade/ Services		Public Facilities	Open Space				
		Low Density	Medium Density	Rural Residential	Limited Industrial	General Industrial	Limited Commercial	General Commercial		Agriculture	Grazing	Mining	Recreation	Flood Plain
R-1	Single Family Residential	*					+		+				*	
R-2	Multiple Family Residential	+	*				+	+	+				●	
R-3	Multiple Family Residential		*				+	+	+				●	
T-P	Trailer Park		*				●		+				●	
C-P	Administrative and Professional Offices	+	+				*	*	+					
C-1	Neighborhood Shopping Center District		+				*		+					
C-4	Central Trading District ¹	+	+					*	+					
C-5, C-6	Limited Commercial ¹					●	*	*	+					
C-R	Commercial Recreational						*	*	+				*	●
M-1	Light Manufacturing				*	*						●		
M-3	Heavy Manufacturing					*		●				●		
AE	Exclusive Agriculture			*	*	*				*	*	●	+	*
O	Open Conservation									*	*		*	*
R-E	Recreational			+					+	+	*		*	*

¹New definition of zone

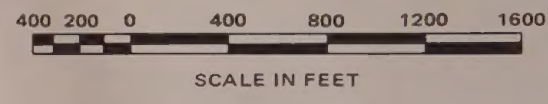


COALINGA REGIONAL PLAN

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CITY OF COALINGA



- RESIDENTIAL

Rural Residential

Low Density

Medium Density
- OPEN SPACE

Agriculture

Grazing

Oil Fields

Recreation/Flood Plain

Lakes/Streams/Canals
- TRADES AND SERVICES

Limited Commercial

General Commercial
- INDUSTRIAL

Limited Industrial

General Industrial

Mining
- PUBLIC AND QUASI-PUBLIC

Elementary School

Junior High School

High School

Community College

Hospital

Airport

Refuse Disposal

Water Storage Tank

Cemetery
- Phase I Development

Phase I - Oil Fields, Phase II - Grazing

Phase I - Oil Fields, Phase II - Recreation

Phase I - Oil Fields, Phase II - Low Density Residential

Phase I - Oil Fields, Phase II - Rural Residential

Phase I - Agriculture, Phase II - Rural Residential
- View Point

Landscaping

1000' Elevation
- Road

Freeway

Railroad

LIST OF ELEMENTS - DATES OF ADOPTION - DATES OF CERTIFICATION									
ELEMENT	AGENCY	ADOPTION DATE	CERTIFICATION DATE	CERTIFICATION DATE	ELEMENT	AGENCY	ADOPTION DATE	CERTIFICATION DATE	CERTIFICATION DATE
HOUSING	CPC	8/2/72			NOISE	CPC	10/18/72		
	CCC	8/21/72				CCC	11/6/72		
	FBS					FBS			
	FPC					FPC			
OPEN SPACE	CPC	9/20/72			SAFETY	CPC	10/18/72		
	CCC	10/2/72				CCC	11/6/72		
	FBS					FBS			
	FPC					FPC			
SEISMIC SAFETY	CPC	10/18/72			CONSERVATION	CPC	11/1/72		
	CCC	11/6/72				CCC	11/6/72		
	FBS					FBS			
	FPC					FPC			
ELEMENT	AGENCY	ADOPTION DATE	CERTIFICATION DATE	CERTIFICATION DATE	ELEMENT	AGENCY	ADOPTION DATE	CERTIFICATION DATE	CERTIFICATION DATE
TRANSPORTATION, CIRCULATION AND SCENIC HIGHWAYS	CPC	11/15/72			REGIONAL PLAN	CPC	11/15/72		
	CCC	11/20/72				CCC			
	FBS					FBS			
	FPC					FPC			

CPC Coalinga Planning Commission CCC Coalinga City Council FPC Fresno County Planning Commission FBS Fresno County Board of Supervisors